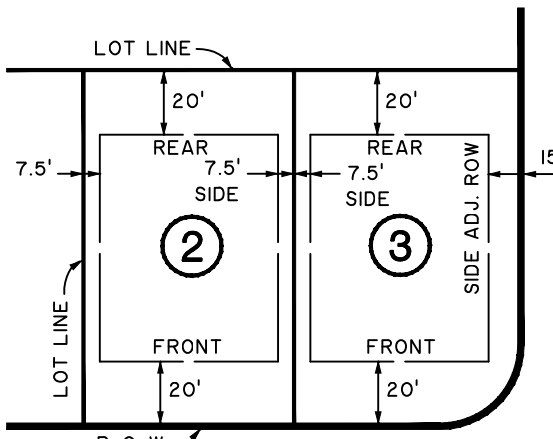


LOT No.	SQ. FT.	ACRES
11	14,342	0.329
12	13,292	0.305
13	12,449	0.286
14	12,432	0.285
15	12,327	0.283
16	13,284	0.305
17	13,434	0.308
18	11,218	0.258
19	17,042	0.391
20	17,465	0.401
21	16,193	0.372
22	12,888	0.280
23	13,333	0.306
OS "A"	113,390	2.603
OS "C"	27,258	0.626

No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG
C24	002°47'09"	425.00	7.20	3.60	7.20	N 62°48'55"E
C25	000°24'01"	975.00	19.90	9.95	19.90	N 61°12'02"E
C26	043°43'23"	275.00	209.66	110.33	204.80	N 38°09'38"E
C27	043°03'42"	325.00	238.59	124.96	233.27	N 38°59'28"E
C28	090°00'01"	250.00	39.27	25.00	35.36	S15°01'09"W
C29	004°35'58"	325.00	26.03	13.02	26.02	N 27°41'02"W
C30	036°04'00"	50.00	31.47	16.28	30.96	S 43°25'22"E
C31	262°00'22"	50.000	228.64	57.51	75.47	N 69°32'49"E
C32	049°14'55"	50.00	42.98	22.92	41.67	N 40°04'28"W
C33	090°00'01"	250.00	39.27	25.00	35.36	N 74°58'41"W
C34	002°24'01"	525.00	21.99	11.00	21.99	N 69°15'20"E
C35	00°16'45"	275.00	6.14	3.07	6.14	S 29°20'18"E



TYPICAL MINIMUM BUILDING SETBACKS

N.T.S.

Phase Six
Burkitt Village
Planned Unit Development
Base Zoning: SR

<div>CERTIFICATE OF COMMON AREAS DEDICATION</div> <div>KIDDSROAD, LLC</div> <div>In recording this Plat, has designated certain areas of land shown hereon as Common Area intended for use by the homeowners within this Subdivision entitled:</div> <div>PHASE SIX, BURKITT VILLAGE</div> <div>for recreation and related activities. The above described areas are not dedicated for use by the general public but are dedicated to the common use of the homeowners within the above named subdivision. "Declaration of Covenants and Restrictions", applicable to the above named subdivision, is hereby incorporated and made a part of this Plat.</div> <div>Owner _____ Date _____</div>		<div>CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES</div> <div>I hereby Certify that Williamson County has approved the subdivision name and street names.</div> <div>_____</div> <div>Williamson County Public Safety Date _____</div>		<div>CERTIFICATE FOR ADDRESSES</div> <div>I hereby certify that the addresses denoted on this final plat are those assigned by the Town of Nolensville.</div> <div>_____</div> <div>Date _____</div> <div>IS Department _____ Title _____</div>		<div>8. MAXIMUM DENSITY PERMITTED : 1.8 du/ac</div> <div>9. MINIMUM PERMITTED LOT SIZE: 11,000 SQ. FT.</div> <div>10. SUBJECT PROPERTY IS LOCATED IN ZONE "X" PER F.E.M.A. MAP NO. 47187C0235F, EFFECTIVE DATE SEPTEMBER 29, 2008.</div> <div>11. ALL PROPOSED ROADWAYS SHOWN WILL BE CLASSIFIED AS "LOCAL".</div> <div>12. O.S. INDICATES OPEN SPACE.</div> <div>13. ALL LOTS TO BE SERVED BY PUBLIC SANITARY SEWER, WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY METRO NASHVILLE DEPT. OF WATER & SEWERAGE SERVICES. INDIVIDUAL WATER AND SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.</div> <div>14. SIDEWALKS WILL BE CONSTRUCTED AS SHOWN ON THIS PLAN.</div> <div>15. ALL RESIDENTIAL DWELLING UNITS ARE REQUIRED TO HAVE TWO OFF STREET PARKING SPACES.</div>		<div>17. FRONT ENTRY GARAGE FACINGS SHALL BE SETBACK A MINIMUM OF 3' FROM THE FRONT BUILDING FACADE.</div> <div>18. PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.</div> <div>19. STREET TREES SHALL BE PROVIDED ALONG ROADWAYS AT AN AVERAGE SPACING OF 50 FT. EXISTING TREES WITHIN 15 FEET OF THE R-O-W MAY BE USED TO MEET THIS REQUIREMENT. TREES TO BE PLACED IN GRASS STRIP BETWEEN THE CURB AND SIDEWALK.</div> <div>20. ALL EXISTING STRUCTURES LOCATED ONSITE TO BE REMOVED.</div> <div>21. AREA IN R.O.W. PHASE 6 - 0.901 Ac. ±</div> <div>22. L.F. ROADWAY PHASE 6 = 680 ft.</div> <div>23. THIS DEVELOPMENT WILL FOLLOW ALL REQUIREMENTS AND CONDITIONS SET FORTH IN THE TOWN'S APPROVAL OF THE PUD CONCEPT PLAN FOR THIS PROJECT.</div>			
<div>CERTIFICATE OF OWNERSHIP AND DEDICATION</div> <div>I (We) hereby certify that I am (We are) the owner(s) of the property shown and described herein as evidenced in Book No. 6362, Page 50, R.O.W.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations. No lot(s) as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is otherwise approved by the Nolensville Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C. Tennessee, running with the property.</div> <div>Date _____</div> <div>Owner(s) _____</div>		<div>CERTIFICATE OF ACCURACY</div> <div>I hereby Certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Nolensville Planning Commission and that the monuments have been or will be placed as shown hereon, to the specifications of the subdivision regulations, approved by the Town Engineer.</div> <div>_____</div> <div>Date _____</div> <div>Registered Land Surveyor No. _____</div>		<div>CERTIFICATE OF APPROVAL OF METRO NASHVILLE DEPARTMENT OF WATER AND SEWERAGE SERVICES</div> <div>I hereby certify that the following sanitary sewer and water systems outlined or indicated on the final subdivision plat entitled "Phase Six, Burkitt Village, have been installed in accordance with Metro Department of Water & Sewerage Services standards and specifications and/or state government requirements or that a performance agreement and letter of credit has been posted with Metro Nashville Department of Water & Sewerage Services to assure completion of all required sanitary sewer and water improvements in case of default.</div> <div>_____</div> <div>Metro Nashville Department of Water and Sewerage Services Date: _____, 20____</div>		<div>CERTIFICATION OF THE APPROVAL OF STREETS AND DRAINAGE</div> <div>I hereby Certify: That all streets and drainage facilities designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the Town of Nolensville Roadway & Drainage Regulations or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.</div> <div>_____</div> <div>Town Engineer _____</div> <div>_____</div> <div>Town Planner _____</div>		<div>CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS</div> <div>I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled PHASE SIX, BURKITT VILLAGE have been installed in accordance with current local and/or state government requirements or that a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default. Also, I certify that the hydraulic design criteria specified in Section 5.5 and Section 5.6 of the Nolensville Subdivision Regulations have been met.</div> <div>_____</div> <div>Water System _____</div> <div>_____</div> <div>Name, Title, and Agency of authorized approving Agent</div>		<div>CERTIFICATE OF APPROVAL FOR RECORDING</div> <div>I hereby Certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Nolensville, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register.</div> <div>_____</div> <div>Date _____ Secretary, Planning Commission</div> <div>This approval shall be invalid if Plat is not recorded by _____</div>	
<div><div><div><div>Phase Six Burkitt Village</div><div>Planned Unit Development Base Zoning: SR</div></div><div><div><div>FINAL SUBDIVISION PLAT</div><div>TOWN OF NOLENSVILLE PLANNING COMMISSION</div><div>TOTAL ACRES 7.861</div><div>ACRES NEW ROADS 0.901±</div><div>OWNER Kidsroad, LLC</div><div>SURVEYOR ANDERSON, DELK, EPPS & ASSOC.</div><div>SCALE: 1" = 50'</div><div>DATE JUNE 2, 2016</div></div><div><div>TOTAL LOTS 13</div><div>FEET NEW ROADS 680±</div><div>CIVIL DISTRICT 17TH</div><div>CLOSURE ERROR 110,000±</div><div>0 25 50 100 150</div></div></div></div></div>											